

25153 - 25367 DEQUINDRE RD
MADISON HEIGHTS, MICHIGAN

HI-TECH/OFFICE/INDUSTRIAL FOR LEASE
2,400 - 4,000 Square Feet Available



**SIGNATURE
ASSOCIATES**
KNOW SIGNATURE | KNOW RESULTS

MADISON TECH CENTER



WATCH OUR DRONE VIDEO



PROPERTY FEATURES

- High Image Flex / Office / Industrial Park
- Great Central Location in Metro Detroit with Excellent Accessibility to Entire Metro Area from I-696 & I-75
- Tenant Signage Available on Building
- Abundant Parking
- Flexible Expansion Opportunities
- Competitive Lease Rates & Terms
- On-Site Management
- Located within 15 Minutes of Downtown Detroit, Royal Oak, Troy and Major Automotive Companies



For more information, please contact:

GARY STEPHENS
(248) 948 0104

gstephens@signatureassociates.com

KRIS PAWLOWSKI
(248) 359 3801

kpawlowski@signatureassociates.com

BEN WILKIEMEYER
(248) 359 0624

bwilkiemeyer@signatureassociates.com

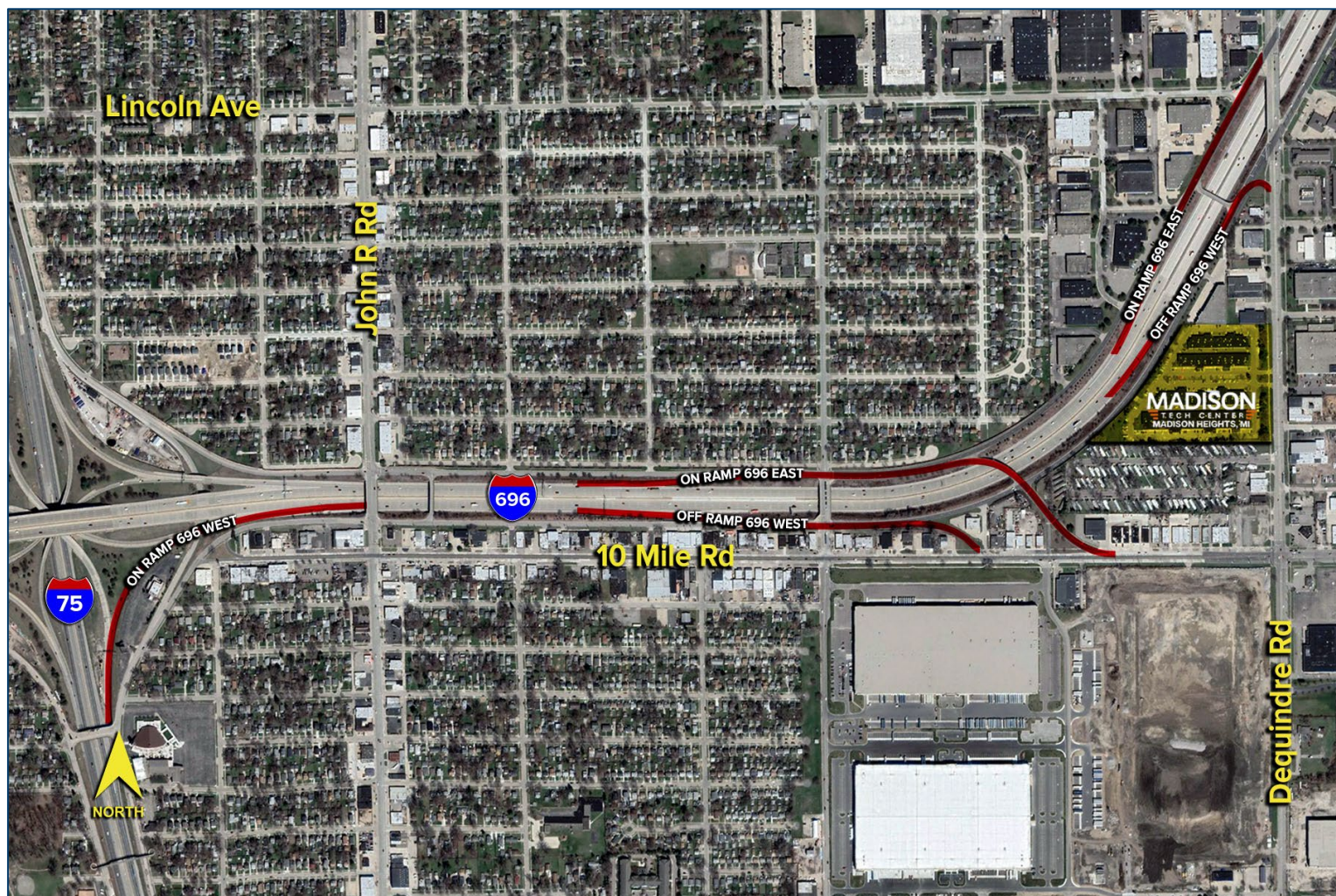
SIGNATURE ASSOCIATES
One Towne Square, Suite 1200
Southfield, MI 48076
www.signatureassociates.com

Information is subject to verification and no liability for errors or omissions is assumed. Price is subject to change and listing withdrawal.

Madison Tech Center – Madison Heights, Michigan

Hi-Tech / Office / Industrial For Lease

2,400 - 4,000
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GREAT CENTRAL LOCATION

12 Minutes to Downtown Detroit

7 Minutes to Southfield

7 Minutes to Troy

7 Minutes to GM Tech Center

5 Minutes to Royal Oak



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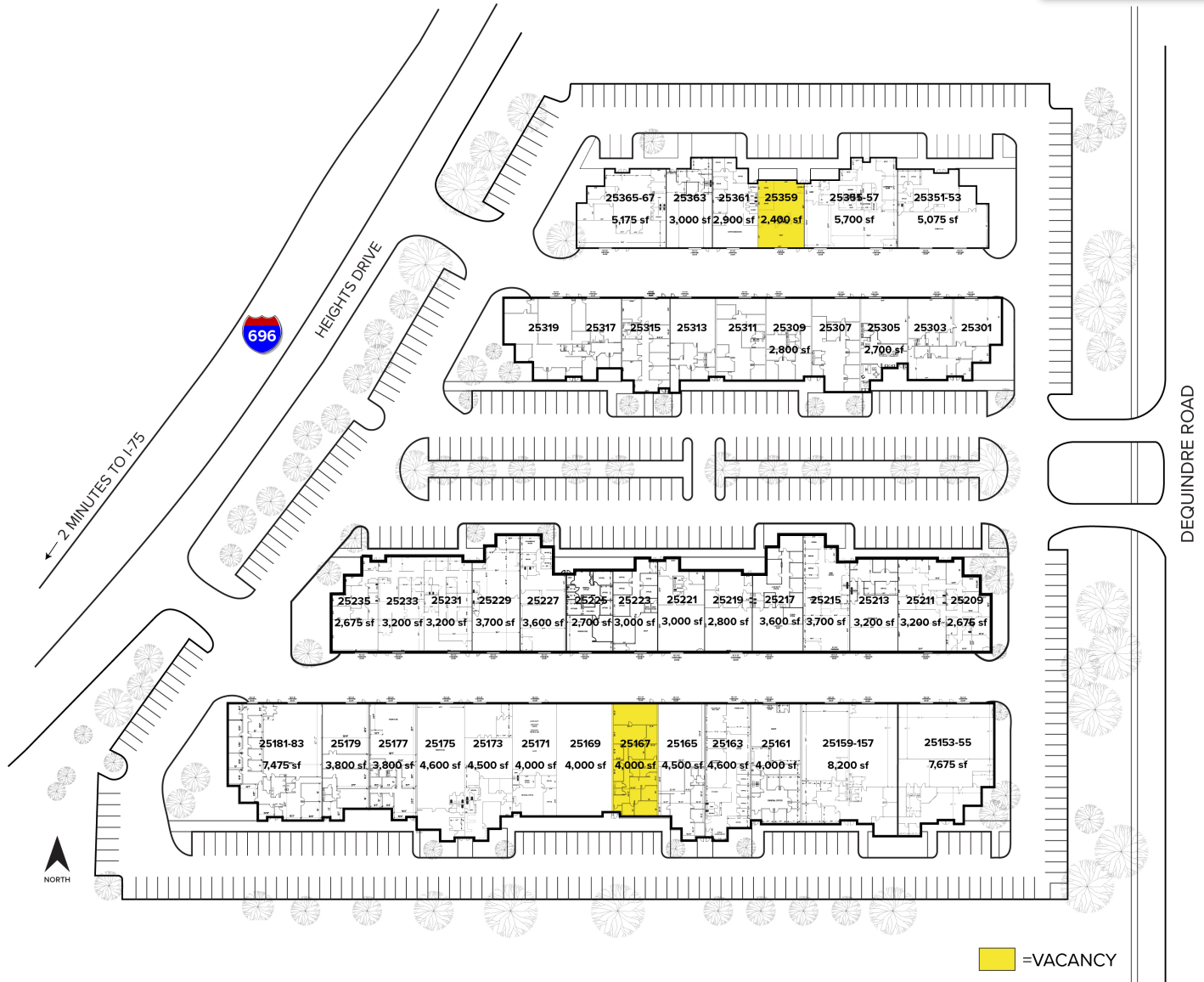
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AVAILABILITY

ADDRESS	TOTAL SF & OFFICE SF	RATE	AVAILABILITY DATE
25167	4,000/1,000	\$6.75 NNN	Immediately
25359	2,400/0	\$7.85 NNN	Immediately
All units can be finished to suit			

*Denotes contiguous units
Taxes, Insurance, CAM = \$3.25/SF
Includes: Mechanical HVAC – Spring & Fall at \$0.30 – \$0.35/sq.ft. (2024)
Trash - \$0.23/sq.ft. (2024)
Miscellaneous HMC repairs by HMC inside suites - \$0.12 – \$0.15/sq.ft. (2024)

OTHER AMENITIES INCLUDE:

- 14' clearance height
- All new roofs recently installed with high insulation factors
- New HVAC systems
- 240 volts power/3-phase power
- Full-service maintenance programs
- Flexible expansion opportunities

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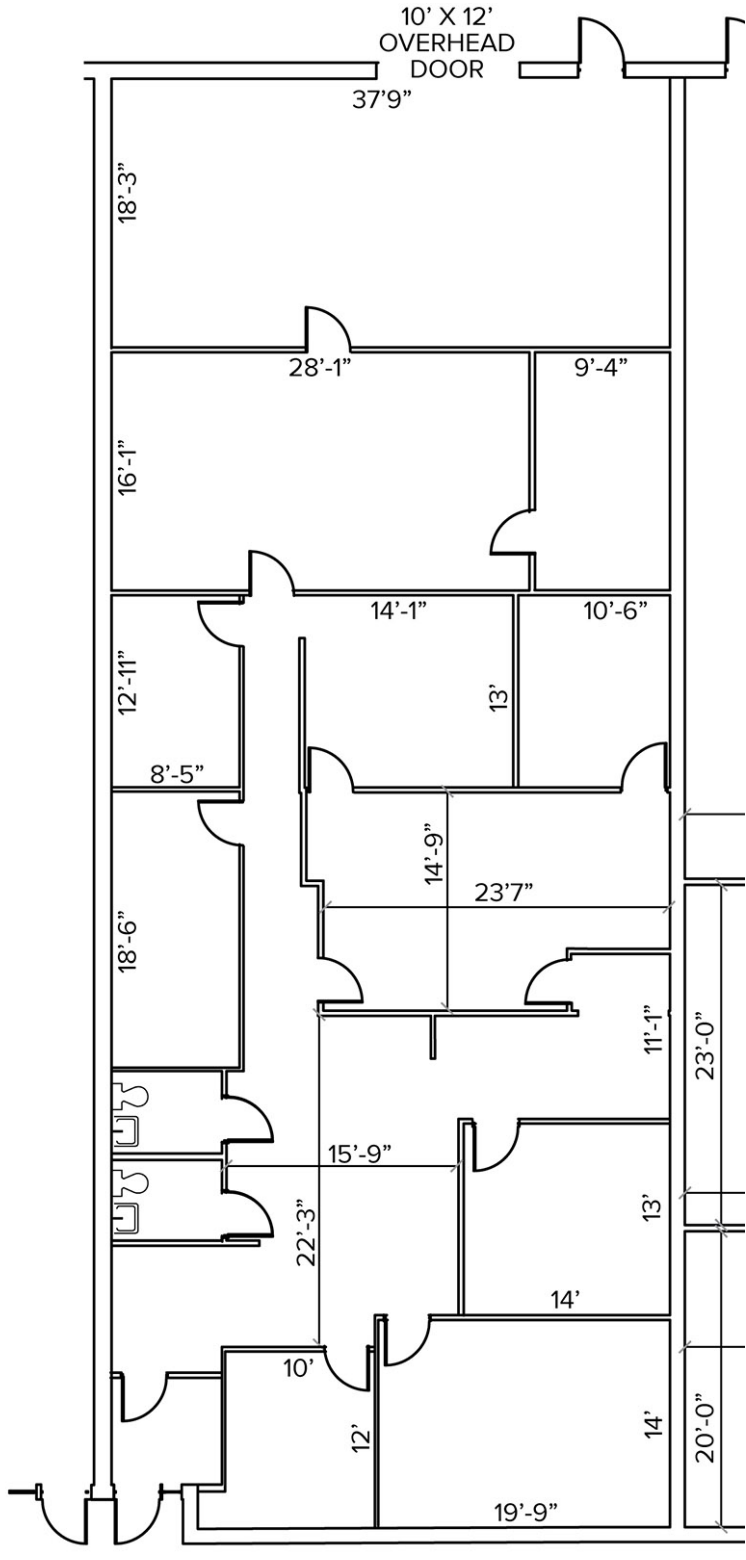
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100% Air Conditioned		



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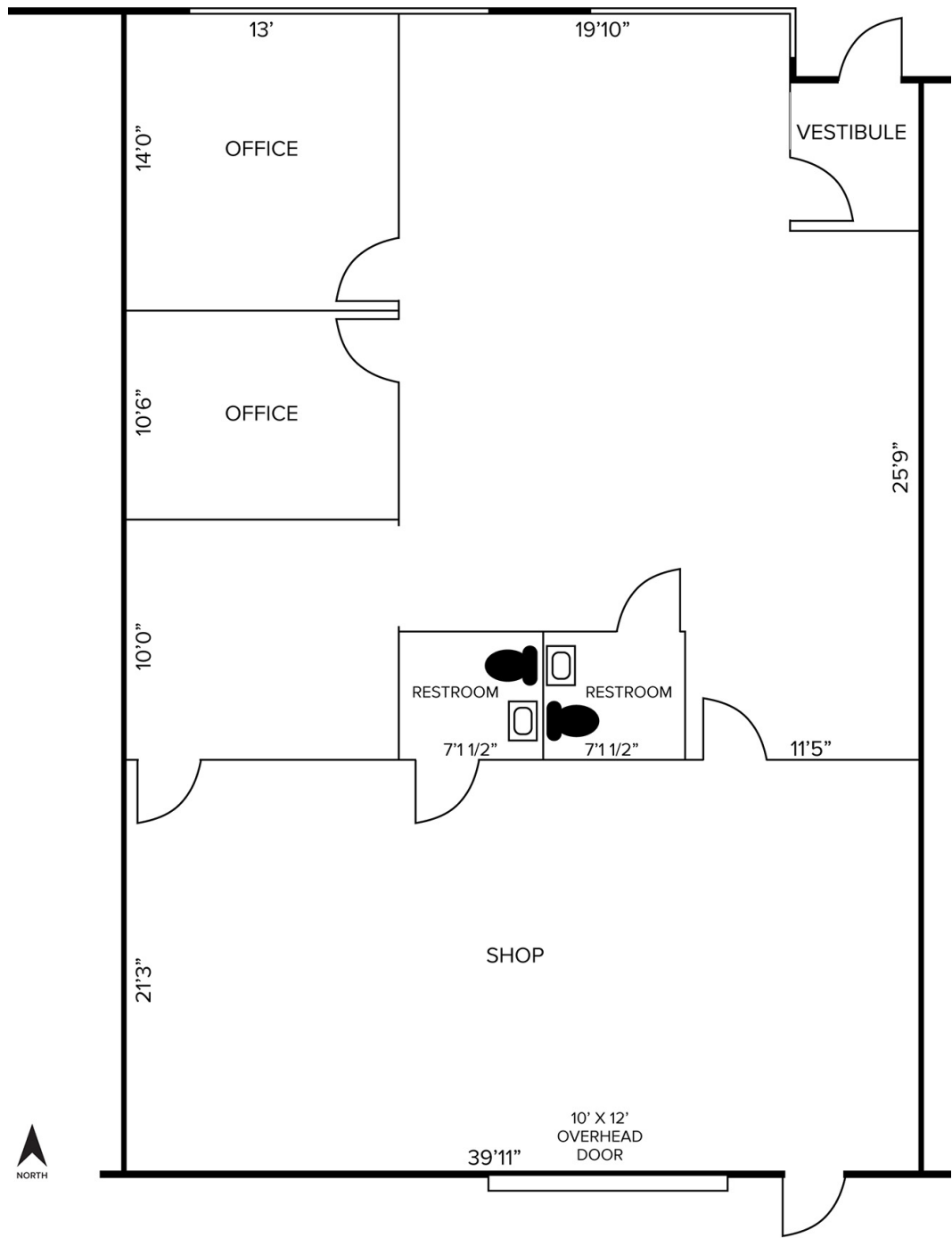
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